
RESULTS OF CIRCULATION

Public Works

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peelregion.ca

March 5, 2021

Himanshu Katyal
Planner I
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Himanshu.Katyal@brampton.ca

**RE: Region of Peel Comments
 Official Plan Amendment and Rezoning Application
 2247, 2257, and 2271 Mayfield Road
 PAI Realty Inc. and IMJ Keystone Holdings Inc.
 OZS-2020-0038
 Regional File: OZ-20-038B**

Dear Mr. Katyal,

Region of Peel staff have reviewed the first formal submission for the above noted local official plan amendment and rezoning application to permit an 8-storey retirement residence consisting of 200 units and offer the following comments:

Planning Information to Support A Future Resubmission

The following are pre-emptive and are to assist the applicant in preparation of a formal resubmission:

Public Health Recommendations

- Through ROPA 27, the Region of Peel is in the process of implementing the Healthy Development Framework, a collection of Regional and local, context-specific tools that assess the health promoting potential of development applications. All tools in the HDF incorporate evidence-based health standards to assess the interconnected Core Elements of healthy design: density, service proximity, land use mix, street connectivity, streetscape characteristics and efficient parking.
- A key policy of ROPA 27 is to inform decision-makers of the health promoting potential of planning applications. As such, the Region of Peel and the City of Brampton are working collaboratively to ensure health is considered as part of the review of development applications, and where warranted communicated to local Council.
- In order to achieve closer alignment with the vision of a pedestrian friendly mixed-use community, there is an opportunity to integrate design features that facilitate pedestrian circulation, connectivity and minimize environmental impacts. This can be achieved by incorporating the following:
 - Porous and permeable surfaces and light-colored materials instead of black asphalt.
 - Pedestrian amenities such as shading, benches, and pedestrian lighting in open green spaces and pathways, as in alignment with

- the Peel Active Parks Guidelines.
- Secure long and short-term bicycle parking due to proximity of future multi-use trails in the community.

Region of Peel Capital Project (13-4055)

- The subject lands are within the limits of an ongoing Regional capital project (Regional file no. 13-4055) for road widening along Mayfield Road between Chinguacousy Road and Hurontario Street. Property requirements have been identified and will be required prior to site plan approval.

Prior to Official Plan Amendment and Rezoning Approval:

The following requirements shall be completed by the applicant to the satisfaction of the Region prior to official plan amendment and rezoning approval:

Regional Traffic Requirements

- Prior to official plan amendment and rezoning approval, the Region will require a satisfactory traffic impact study. The Region has reviewed the traffic impact study (dated November 2020) prepared by Nextrans and finds it satisfactory.
 - The Region is satisfied with the proposed right-in/right-out access and internal connection to the subdivision to the east. The Region will continue to work with the applicant regarding site access design for both the interim and ultimate road conditions as part of the ongoing Regional capital project.

Site Servicing Requirements

- An existing 600mm diameter watermain is located on Mayfield Road. Due to the size and function of the 600mm and 750mm diameter watermain on Mayfield Road connection will not be permitted. This site does not have frontage on an existing municipal sanitary sewer.
- This proposal requires connection to a minimum 300mm diameter municipal watermain within the pressure zone the subject lands are located in. Additionally, the applicant is advised that for this type of development proposal it is recommended where possible the consideration of a domestic water and fire system looped to municipal water to provide a redundant water supply.
- Prior to official plan amendment and rezoning approval, the applicant must submit a satisfactory Functional Servicing Report to determine the adequacy of the existing services for the proposed development. The FSR must be in digital format and signed by a Professional Engineer. The Region has reviewed the functional servicing report (dated October 2020) prepared by Urbantech. The report is incomplete and a revised FSR is required addressing the following:
 - Ensure the actual population is used to calculate sanitary flows and show the detailed calculations.
 - A hydrant flow test is required to complete modelling of the water component using the following PPU's:
 - Large Apartment (larger than 750sqft) – 3.0
 - Small Apartment (equal to or less than 750sqft) – 1.6

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- Please include with the revised Functional Servicing Report the Report fee as per current fee by-law 67-2019. Payment shall be in the form of a certified Cheque, money order or bank draft and made payable to the Region of Peel.
 - All fees are currently being processed through an EFT system. The engineer reviewing the file will coordinate payment details and next steps to process payment.

Waste Management Requirements

- Prior to official plan amendment and rezoning approval, the applicant must submit a satisfactory Waste Management Plan demonstrating the proposed access route and collection point meet Regional requirements. The applicants cover letter notes that a waste management plan was prepared by Nextrans and included in the traffic impact study submitted. Please note a waste management plan was not included in the TIS. A waste management plan is required demonstrating the following:
 - 13m turning radii on all collection vehicle turns entering, throughout, and exiting the site.
 - 18m head on approach to the collection point
 - 7.5m height clearance at the collection point
 - Sufficient indoor storage for all bins and 10m² of bulky storage
 - Sufficient space at the collection point for the most bins (garbage or recycling, whichever is more) and 10m² of bulky storage
 - A note stating if property management are responsible for set out and removal of bins, as well as jockeying.
 - The collection vehicle cannot reverse onto a municipal roadway.

Prior to Site Plan Approval:

The following requirements shall be completed by the applicant to the satisfaction of the Region prior to Site Plan approval:

Development Services Planning Requirements

- As part of the formal Site Plan Application the Region will require the Site Plan Review Fee in the form of a certified cheque made payable to the "Region of Peel".
- The Region of Peel may be a participant in the Site Plan Agreement. If it is determined we will be a party, we will require a processing fee prior to its execution (as per By-law 67-2019) in the form of a certified cheque made payable to the "Region of Peel".
- The Region will require 5 full sized folded copies of the Site Plan, Landscape Plan, Site Servicing Plan, Site Grading Plan, Streetscape Plan, and Drainage Plan.
 - Prior to Site Plan approval, Grading and Drainage approval is required by the Region of Peel.
- Prior to Site Plan Approval the Region will require 3 paper copies of the most current PINS and all easement documents for the subject lands.
- All plans must be updated to reflect both Regional road widening and Capital project requirements as well as properly label any easements on the subject site.

Region of Peel Capital Project Requirements (13-4055)

- Prior to site plan approval, the following property requirements have been identified as part of the ongoing Regional capital project for the subject lands:

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- 43R-39143 - Part 1 Fee Simple Road widening and Part 2 Temporary Working Easement (2 year with a 1 year renewal).
- 43R-39153 - Part 1 Fee Simple Road widening and Part 2 Temporary Working Easement (2 year with a 1 year renewal).
- 43R-39154 - Part 1 Fee Simple Road widening; Part 2 Temporary Working Easement (2 year with a 1 year renewal).
- The applicant is advised property requirements will be confirmed as part of a formal site plan application.

Regional Traffic Requirements

- Prior to site plan approval, property dedication will be required as per Section 7.7 of the Region of Peel Official Plan. Property dedication will be 55.5 metres (27.75 metres from the centerline) of Mayfield Road from the intersection of Queen Mary Drive and Mayfield Road for a right turn lane. Property dedication along the remainder of the property fronting Mayfield Road is 50 metres (25 metres from the centreline).
 - A draft Reference Plan will be required showing property dedication and a new 0.3m reserve established behind the new property line except at the approved access location.
 - The applicant is advised that lands must be transferred to the Region prior to Site Plan Approval in order to clear this condition.
- A detailed engineering submission for traffic works will be required for any works proposed within the Regions right-of-way limits. Additionally, a functional and detailed design of the right-in/right-out access will be required for both the interim and ultimate conditions of Mayfield Road.

Site Servicing Requirements

- Prior to site plan approval, a Stormwater Management Report will be required for review and approval to determine the effect of the proposal on the existing structures and drainage along the existing Regional right-of-way. No additional storm drainage shall be conveyed from the subject site to Mayfield Road.
 - The Region of Peel has an Environmental Compliance Approval (9582-B9TRLW) for the Regional Municipality of Peel Stormwater Management System. Certain restrictions apply with respect to compliance with this approval and with respect to accepting drainage from external lands.
 - As per the Region of Peel Public Works Stormwater Design Criteria and Procedural Manual, the Region of Peel shall require the use of Low Impact Development (LID) approaches where no site-specific soil, groundwater, infrastructure or policy constraints exist.
 - Stormwater Management techniques shall be implemented to the satisfaction of the Region of Peel, the local Conservation Authority and all concerned departments and agencies (4.0)
 - Post development flows must be equal to pre-development flows (4.3)
 - The Region of Peel Shall require stormwater quantity control to reduce stormwater peak flow run off from developing sites. Post development flows shall not adversely affect the performance of downstream Region of Peel infrastructure, negatively impact adjacent properties and exacerbate or increase the downstream flood or erosion risk (4.3)
 - Where possible, flows from outside the Regional Road allowance are to be directed to the local municipality's storm sewer system (5.1)

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- No grading will be permitted within any Region of Peel ROW to support adjacent developments (5.1)
- Connection approvals will not be issued until preliminary field clearance is granted for any external works to facilitate this development.
- As part of the detailed servicing review, shoring drawings will be required once approved by the local municipality.

Waste Management Requirements

- Prior to site plan approval the applicant must submit a satisfactory Waste Collection Plan meeting all applicable requirements for front-end collection in the Waste Collection Design Standards Manual.

Additional Notes and Links

Development Services Planning Notes

- For more information about Development Services submission requirements and applicable fees please visit <https://www.peelregion.ca/planning/about/devservices.htm>

Site Servicing Notes

- Servicing of this site may require municipal and/or private easements and the construction, extension, twinning and/or upgrading of municipal services. All works associated with the servicing of this site will be at the applicant's expense. The applicant will also be responsible for the payment of applicable fees, DC charges, legal costs and all other costs associated with the development of this site.
- Servicing for the proposed development must comply with the local municipality's requirements for the Ontario Building Code and most current Region of Peel Standards. Final site servicing approvals are required prior to the issuance of Building Permit.
- Fire protection approval from the local municipality is required prior to Site Servicing Approval.
- For location of existing water and sanitary sewer infrastructure please contact Records at 905-791-7800 extension 7882 or by email at PWServiceRequests@peelregion.ca
- For Underground Locate Requests please go to the following link:
<https://www.peelregion.ca/pw/locaterequest/>
- Please refer to the Latest User Fee By-law:
<http://www.peelregion.ca/council/bylaws/2010s/2019/bl-18-2019.pdf>
- Please refer to our standard drawings to determine which standards are applicable to your project: www.peelregion.ca/pw/other/standards/linear/drawings/
- Complete Public Works Design, Standards Specification & Procedures Manual:
<http://www.peelregion.ca/pw/other/standards/>
- Sanitary Sewer Design Criteria:
<http://www.peelregion.ca/pw/other/standards/linear/design/pdfs/sani-sewer.pdf>
- Water Design Criteria:
<http://www.peelregion.ca/pw/other/standards/linear/design/pdfs/water-design.pdf>
- Please refer to the Region's Public Works Stormwater Design Criteria and Procedural Manual:
<https://www.peelregion.ca/pw/other/standards/linear/design/pdfs/sewer-design-update.pdf>

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- Please refer to the Region's Functional Servicing and Stormwater Management Report Criteria found at the following link:
<http://www.peelregion.ca/pw/other/standards/linear/reports/pdfs/swm-fsr-final-july2009.pdf>
- Please refer to Section 3 of our Site Plan Process for Site Servicing Submission Requirements found online at:
<http://www.peelregion.ca/pw/other/standards/linear/procedures/pdf/site-plan-process2009.pdf>

Regional Traffic Notes

- Landscaping, signs, fences, gateway features, and any other encroachment are not permitted within the Region's easements and/or right-of-way limits.
- Please review the Public Works Design, Specifications & Procedures Manuals, and the Region of Peel's Standard Drawings which can be found at the following links. Digital copies can be provided upon request.
 - Linear Infrastructure – Site Plan Process:
<http://www.peelregion.ca/pw/other/standards/linear/procedures/pdf/site-plan-process2009.pdf>
 - Public Works Design, Specifications and Procedures Manual – Linear Infrastructure:
<http://www.peelregion.ca/pw/other/standards/linear/design/pdfs/designroads-july2009.pdf>
 - Public Works CAD Submission Requirements – Development
<http://www.brampton.ca/EN/residents/Roads/engineering-construction/Pages/digital-submissions.aspx>
 - Standard Drawings - Roads & Traffic:
<http://www.peelregion.ca/pw/other/standards/linear/drawings/roads-index.htm>

Waste Management Notes

- For more information about waste design requirements prior to official plan amendment and rezoning approval, please review the [Waste Management Plan Guidelines](#)
- For all waste management site design and collection requirements please refer to the [Waste Collection Design Standards Manual](#)

If you have any questions or concerns, please contact me (Alex.Martino@peelregion.ca 905.791.7800 x4645) at your earliest convenience.

Yours truly,



Alex Martino
Planner, Development Services
Region of Peel

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Katyal, Himanshu

From: Hughes, Trisha <trisha.hughes@cvc.ca>
Sent: 2021/02/25 9:49 AM
To: Katyal, Himanshu
Cc: colinc@gsai.ca; Martino, Alexander; Kassaris, Stavroula
Subject: [EXTERNAL]RE: OZS-2020-0038 - 2247, 2257 and 2271 Mayfield Road

Hello Himanshu,

Credit Valley Conservation (CVC) staff have now had an opportunity to review the first submission for the above noted application, including:

- Drawing A101 – Site Plan, prepared by Murphy Partners, dated September 10, 2020
- Functional Servicing Report, prepared by Urbantech, dated October 2020
- Geotechnical Investigation, prepared by Fisher Engineering, dated September 21, 2020
- Hydrogeological Investigation, prepared by Fisher Engineering, dated September 21, 2020
- Environmental Impact Assessment, prepared by Kuntz Forestry Consulting Inc., dated October 30, 2020
- Drawing L100 – Landscape Concept Plan, prepared by Strybos Barron King Landscape Architecture, last revised November 4, 2020
- Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting Inc., dated October 30, 2020

Based on our review of the above materials, we offer the following comments. With the next submission, the applicant should include a response identifying how each of the below comments have been addressed.

General Comments

1. As noted in our preliminary comments, a portion of the subject site is regulated by CVC pursuant to Ontario Regulation 160/06. Any development proposed within the regulated area will require prior approval from CVC in the form of a permit. CVC permits are typically issued following Site Plan approval. It is recommended that the applicant consult with CVC closer to that stage to confirm requirements for a complete permit submission.
2. CVC staff recommend that the appropriate restrictive zoning be placed over all lands beyond the approved limit of development (natural heritage features and hazards) including buffers, and placed into public ownership for long term protection and maintenance.

Engineering Comments

3. Please note that the Regional flood line shown on the submitted plans is based on a fully constructed NHS East channel and culvert replacement at Mayfield Road. According to the Block 51-2 EIR/FSR, until the new culvert at Mayfield Road has been installed, Regional storm event flows will overtop Mayfield Road due to the restriction caused by the existing culvert. Please confirm with the City and Region whether channel construction and culvert replacement works have been completed in accordance with approved plans. Recognizing that these works have already been permitted by CVC, we anticipate that any flooding concerns may be resolved before construction of this site. However, should the works not be complete, the applicant should show the existing flood hazard along the western boundary of the site on their plans to confirm that development can be sited outside the hazard.
4. It was understood that the erosion control target release rate identified in the Block 51-2 EIR/FSR is not practical. To address the erosion control requirement, the Block 51-2 EIR/FSR targets can be revised to a site-wide 5 mm retention target including roadways with priority on infiltration.

5. The storage used for rainwater harvesting must be sized based on actual usage throughout the year for irrigation or grey-water re-use to minimize the need for pumping to the watercourse. Details about rainwater harvesting will be reviewed at the detailed design stage.
6. According to the geotechnical and hydrogeological investigations, groundwater level in proximity of the proposed infiltration basin (MW8) varies between 254.00 m to 254.53 m and the hydrogeological report indicates that 1m higher than observed levels may be assumed conservatively as seasonally high groundwater level. Therefore, the bottom of the infiltration basin (below granular layer) that is shown as 254.00 m on DWG-2 will be below the groundwater level, where according to the MECP SWM Planning and Design Manual (2003) there must be at least 1m separation between the bottom of an infiltration facility and both the seasonally high ground water table and the bedrock. Please relocate the infiltration basin and update the design accordingly. Alternatively, a filtration facility (e.g. bio-retention) may be utilized to address water quality and erosion control requirements.
7. The design infiltration rate used for preliminary design of infiltration facilities must be based on recommendations from soil specialist/hydrogeologist. Please include a summary in the FSR and provide reference to the soil investigation. Note that at the detailed design stage, the design infiltration rate at the location of infiltration facility must be determined by a qualified soils specialist or hydrogeologist based on in-situ soil test and in accordance with Appendix B of CVC's Stormwater Management Criteria document (August 2012) regarding soil testing protocol for stormwater infiltration and for safety correction factors for calculating design infiltration rates. Please confirm.
8. Please provide preliminary calculations for the proposed LID measures and demonstrate that the proposed facility can achieve the Enhanced level of protection (80% TSS removal in annual basis). Details about LID components will be revisited at site plan/detailed design stage. Please refer to LID SWM Planning and Design Guide (2010) https://cvc.ca/wp-content/uploads/2014/04/LID-SWM-Guide-v1.0_2010_1_no-appendices.pdf and wiki website wiki.sustainabletechnologies.ca for design requirements.
9. The proposed Oil/Grit Separator unit is acceptable as a pre-treatment device for the proposed LID feature. Please update the FSR and identify the actual removal rate for the proposed OGS unit and provide manufacturer's sizing calculations to support. Note that any stormwater management technology considered as part of a treatment train must be an ETV verified technology (Environmental Technology Verification Canada). Refer to ETV website for currently verified technologies.

Ecology Comments

10. On the Site Plan (Drawing A101), please clarify what is intended by the dark green areas ("landscaped buffer"). Is this proposed to be amenity space? Please add this colour to the legend. If the dark green area is planned for amenity space, please note that this proposes further incursions into the naturalized buffer areas (in addition to what has been proposed in the EIS), which does not meet the setbacks established in the Block 51-2 EIR or environmental standards. Buffers within the Block 51-2 planning area are to conform to those prescribed in the EIR whereby 20 m is allocated to PSW's and 10m is allocated to woodlands.
11. Notwithstanding the above comment, an averaged 10m buffer width might be entertained by CVC adjacent to the woodland feature, should a 1:1 ratio be achievable and reflected on drawings.
12. Please clarify whether the justification piece for the averaged buffer to the woodland (Page 18 of the EIS) is reflective of the buffer incursions shown on the Site Plan (Drawing A101) as it would appear that the site plan is showing even further buffer incursions as compared to Figure 1 of the EIS.
13. The PSW feature to the east merits the prescribed 20m buffer as prescribed by the Block 51-2 EIR, given its size, location, and qualities. Given that the assigned 20m buffer to PSW's is already a reduction from the provincially recommended standard of 30m and given that its buffer to the north is already being compromised by Block 68, revisiting the site plan to avoid further buffer compromises should be explored for this feature. Please note that roads and infrastructure have different NHS setback requirements under the PPS, and that Block 68 has been located as far away from the wetland block as possible given the proposed widening of Mayfield Road. Please also note that although the existing house is closer to the wetland than the proposed condominium building, the building constitutes a significant intensification of the site, and as such impacts and long term

disturbance are expected to be greater than those presented by existing conditions. Table 4.1 of the EIS identifies that the Block 51-2 EIR wetland setbacks, "will not be achievable due to the site constraints on the subject property" (page 11). Please identify the referenced constraints and why this should affect buffer widths.

14. As mentioned above, the development proposal shows a significant reduction in prescribed buffer widths. Yet, throughout the EIS, buffers and setbacks are emphasized to be the dominant strategy for mitigating the effects of site development and intensification. For this reason, please revisit the proposed adjusted buffer widths such that they are a better match to those established in the EIR and provide a more measurable justification for the EIS's buffer mitigation argument.
15. On the Site Plan (Drawing A101), please identify where snow storage is planned. Please note that this is not a compatible use adjacent to PSW features given the salt content of snow removed from road and walkway surfaces.
16. As is typical, please provide a recommendation in the mitigation section of the EIS for the placement of a gateless chain link fence along the outer perimeter of the NHS buffers.
17. Within the mitigation section as related to ESC (Page 26), please recommend the appropriate location for ESC fencing, along the outer perimeter of all allocated buffers.
18. Please recommend in the EIS that grading is to not occur within the buffer as is currently depicted on FSR grading drawings. If grading is to occur within buffer areas, please speak specifically to potential impacts and mitigation.
19. Please speak specifically to the potential impacts of the LID features and proposed outfall design and location in the EIS.
20. It is not clear from the Tree Removals Plan nor from the figures in the EIS which snags (Tree tag #'s) are identified for removal (as identified on Page 21 and 25 of the report under Bats). Further, justification for the removal of existing snags has not been presented and removal doesn't seem warranted given that the snags are located within the NHS and not within proposed amenity spaces, nor near any buildings. Should native snag hazard trees be identified, it is recommended that only their crown be cut back such that snags and crevices remain for bat use.
21. In the EIS Section on Mammals (page 24), please speak to the potential impacts as related to the mammals identified within the development site (in addition to those off-site).
22. As mentioned above, gate free chain link fencing should ultimately be placed along the limits of the buffer surrounding the NHS. It is recommended that permanent low-lying crayfish and amphibian exclusionary fencing (from a reputable supplier) be attached to the chain link fencing around the wetland as a means of guarding against interactions with vehicles during pulse migrations/expansions. The chain link and exclusionary fencing should be erected during the site restoration phase which is in addition to the comprehensive ESC plan and ESC fencing.
23. Please note in the EIS report, that compensation for the removal of tableland trees (those not within the NHS) are not to be accounted for through buffer plantings. It is our understanding that compensation plantings are in addition to buffer plantings.
24. As per CVC guidelines, please note that buffer plantings should constitute the following densities: 1200 trees/ha with an under-planting of 1000 shrubs/ha, to include a native groundcover seedmix. Please ensure that these densities are achieved in all buffer plantings. Where only shrubs are appropriate, please ensure a minimum 1200 shrubs/ha.
25. On page 29 of the EIS, given that turf removal typically involves the removal of the top humic layer of soil, it is recommended that this area receive an organic topsoil amendment prior to naturalization plantings and seeding. Please see CVC Healthy Soils Guideline (CVC, 2017) for further guidance on recommended topsoil and tillage depths.
26. On page 30 of the EIS, regarding invasive species management, please clarify that vehicles are not to enter the woodland, and that it is recommended that works be carried out by hand such that further risk to root and soil compaction and ancillary tree damage is avoided.
27. Please provide a rationale as to the species composition selected for the restoration plantings as related to the adjacent woodland given that the buffer plantings are to represent an extension of the adjacent ELC ecosite.
28. During review of the EIS, we did not find a specific reference to a formal SAR screening. Bats and Redside Dace were mentioned; however a typical list including Chimney Swift and Butternut, etc., which typically accompany a site of this type have not been included (nor the discussion piece as to the probability of their presence or absence). That said, we recommend updating the EIS to include documentation of a SAR screening in the appendices.

I trust that these comments are of assistance. The next submission should include a response identifying how each of the above comments have been addressed, with updated reports/plans. Additional comments will be provided upon review of the response and the revised plans.

Should you have any questions regarding our comments, please let me know.

Kind regards,

Trisha Hughes

Planner | Planning and Development Services | Credit Valley Conservation

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trisha.hughes@cvc.ca | cvc.ca

From: Hughes, Trisha

Sent: Wednesday, February 10, 2021 1:12 PM

To: Katyal, Himanshu <Himanshu.Katyal@brampton.ca>

Cc: colinc@gsai.ca

Subject: OZS-2020-0038 - 2247, 2257 and 2271 Mayfield Road

Hello Himanshu,

Credit Valley Conservation (CVC) staff have received the Official Plan and Zoning By-Law Amendment application (OZS-2020-0038) for 2247, 2257 and 2271 Mayfield Road in the City of Brampton.

At this time, we offer the following preliminary comments and will provide more detailed comments following completion of our technical review.

Site Characteristics

Information currently available in our office identifies that wetland and a watercourse (tributary of Fletcher's Creek) are located in proximity to the property. As such, a portion of the subject site is regulated by CVC pursuant to Ontario Regulation 160/06 - Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation. This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development (e.g. new structures, additions, site grading) in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands (floodplain, erosion) and wetlands without the prior written approval of CVC (i.e. a permit). Any development proposed within the regulated area will require prior approval from CVC in the form of a permit. A portion of this site is also within the Natural Heritage System (NHS) developed for Sub-Area 51-2 of the Mount Pleasant Secondary Plan.

Peel Greenlands:

The subject site is partially within an area designated as Core Greenlands by the Region of Peel. It is the policy of the Region of Peel to protect the form and function of these natural areas. CVC provides technical support to this agency with respect to delineation of natural features and reviewing potential impacts from subsequent development within and adjacent to these lands. We suggest you contact the Region of Peel if you have questions on this matter.

Proposal

We understand that the proposal is to amend the Official Plan and Zoning By-Law to enable the development of a retirement residence.

Preliminary Comments

The subject site is located within Sub-Area 51-2 of the Mount Pleasant Secondary Plan. Based on the Final Environmental Implementation Report /Functional Servicing Report (prepared by Stonybrook Consulting Inc., et al., August 2016), the NHS includes a 10 metre buffer for woodlands and a 20 metre buffer for wetlands. Based on review of the Site Plan (Drawing A101), prepared by Murphy Partners (last revised

September 10, 2020), development is being proposed within the buffers. We are still reviewing the submitted EIS and will provide further comments upon completion of our review.

CVC staff recommend that the appropriate restrictive zoning be placed over all lands beyond the approved limit of development (natural heritage features and hazards) including buffers, and placed into public ownership for long term protection and maintenance.

Please consider the above comments preliminary in nature. At this time, we are still reviewing the technical documents/plans circulated with this application and will provide additional comments following completion of our review.

I anticipate providing technical comments within the next couple weeks.

Please let me know if you have any questions or concerns, or if you would like to discuss any of the above points further.

Kind regards,

Trisha Hughes

Planner | Planning and Development Services | Credit Valley Conservation

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Katyal, Himanshu

From: Hanson, Nicole <nicole.hanson@peelsb.com>
Sent: 2021/01/21 5:38 PM
To: Katyal, Himanshu
Cc: Sousa, Phillip; Blakeman, Suzanne; Koops, Krystina
Subject: [EXTERNAL]Fw: OZS-2020-0038 Review : DUE FEB 15/2021
Attachments: R0_Concept Plan.pdf; R0_Cover Letter.pdf; R0_Registered Owner Authorization.pdf; OZS-2020-0038 Notice of Application and Request for Comments (External).pdf

Dear Himanshu,

The Peel District School Board has reviewed the above noted application. Based on the Board's School Accommodation Criteria - the Board has no comment as this application is for non-residential development, and no students are anticipated for the proposed retirement residences.

Respectfully,

Nicole Natalie Hanson | B.A(Hons), MES(Pl.), RPP, MCIP
Planning Officer - Development
Planning and Accommodation Support Services
Peel District School Board
a: 5650 Hurontario Street, Mississauga
t: 905-890-1010 ext. 2217 | e: nicole.hanson@peelsb.com

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: January 15, 2021 11:08 AM
To: Trisha Hughes (trisha.hughes@cvc.ca) <trisha.hughes@cvc.ca>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; Blakeman, Suzanne <suzanne.blakeman@peelsb.com>; Hanson, Nicole <nicole.hanson@peelsb.com>; Koops, Krystina <krystina.koops@dpcdsb.org>; Cox, Stephanie <Stephanie.Cox@dpcdsb.org>; planification@csmiamonde.ca <planification@csmiamonde.ca>; circulations@mmm.ca <circulations@mmm.ca>; christopher.fearon@canadapost.ca <christopher.fearon@canadapost.ca>; gtaw.newarea@rci.rogers.com <gtaw.newarea@rci.rogers.com>; Municipal Planning <municipalplanning@enbridge.com>; rob.hughes@caledon.ca <rob.hughes@caledon.ca>; carey.deGorter@caledon.ca <carey.deGorter@caledon.ca>
Cc: Katyal, Himanshu <Himanshu.Katyal@brampton.ca>
Subject: [EXTERNAL] OZS-2020-0038 Review : DUE FEB 15/2021

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Good Morning,

Please find attached the **OZS-2020-0038** applicant submitted documents for **2247, 2257, 2271 Mayfield Road**.

If you have any concerns please contact Himanshu Katyal at Himanshu.Katyal@brampton.ca
Please note comments are due to Himanshu by **February 15, 2021**.

Thanks and have a great weekend!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

shawntelle.trdoslavic@brampton.ca

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Katyal, Himanshu

From: Dave A. Robinson <DaveA.Robinson@alectrautilities.com>
Sent: 2021/02/11 1:00 PM
To: Katyal, Himanshu
Cc: Emily Pelleja; Gaurav Robert Rao
Subject: [EXTERNAL]FW: OZS-2020-0038 Review : DUE FEB 15/2021
Attachments: R0_Concept Plan.pdf; R0_Cover Letter.pdf; R0_Registered Owner Authorization.pdf; OZS-2020-0038 Notice of Application and Request for Comments (External).pdf; 2247, 2257 & 2271 Mayfield Road - OZS-2020-0038.docx

Katyal,

To comment on the above, Alectra will be relocating the pole line along Mayfield Rd from Hurontario St. to Hurontario St. as part of the Region of Peel's road widening, there may be conflict with proposed pole and proposed access entrance to proposed retirement resident.

Thank you

From: Emily Pelleja
Sent: Wednesday, February 10, 2021 11:12 AM
To: Dave A. Robinson <DaveA.Robinson@alectrautilities.com>
Subject: FW: OZS-2020-0038 Review : DUE FEB 15/2021

Hey, see if you can look at this one too.

I already yelled at him because he's been sitting on it for a month and it's due Monday.

From: Gaurav Robert Rao
Sent: Wednesday, February 10, 2021 9:50 AM
To: Emily Pelleja <Emily.Pelleja@alectrautilities.com>
Subject: FW: OZS-2020-0038 Review : DUE FEB 15/2021

Hi Emily,

I believe this one needs Feeder extension. Can you please advise if you have any comments? ICI has already prepared their comments.

Regards,



Gaurav Rao, P. Eng, PMP
Supervisor – ICI & layouts

175 Sandalwood Pkwy West, Brampton, ON L7A 1E8

t 905.840.6300 | m 416.458.6926

alectrautilities.com



Alectra is focused on delivering safe and reliable electricity to you during the Covid-19 pandemic. Our operations have been scaled back to ensure the safety of our employees and the public and to respond to emergencies as required. Our convenient online customer service portal is available to assist you with most of your Alectra account needs. Call waiting times may be longer than usual. Thank you for your patience.

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>

Sent: Friday, January 15, 2021 11:08 AM

To: Trisha Hughes (trisha.hughes@cvc.ca) <trisha.hughes@cvc.ca>; Henry Gamboa

<Henry.Gamboa@alectrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alectrautilities.com>;

suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; Koops, Krystina <krystina.koops@dpcdsb.org>; Cox,

Stephanie <stephanie.cox@dpcdsb.org>; planification@csviamonde.ca; circulations@mmm.ca;

christopher.fearon@canadapost.ca; gtaw.newarea@rci.rogers.com; Municipal Planning

<municipalplanning@enbridge.com>; rob.hughes@caledon.ca; carey.deGorter@caledon.ca

Cc: Katyal, Himanshu <Himanshu.Katyal@brampton.ca>

Subject: OZS-2020-0038 Review : DUE FEB 15/2021

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Good Morning,

Please find attached the **OZS-2020-0038** applicant submitted documents for **2247, 2257, 2271 Mayfield Road**.

If you have any concerns please contact Himanshu Katyal at Himanshu.Katyal@brampton.ca
Please note comments are due to Himanshu by **February 15, 2021**.

Thanks and have a great weekend!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

shawntelle.trdoslavic@brampton.ca

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Katyal, Himanshu

From: planification <planification@csvgiamonde.ca>
Sent: 2021/01/21 3:53 PM
To: Trdoslavic, Shawntelle
Cc: Katyal, Himanshu
Subject: [EXTERNAL]RE: [EXTERNE] - OZS-2020-0038 Review : DUE FEB 15/2021

Good afternoon,

The Conseil scolaire Viamonde has no comment regarding Application for Official Plan and Zoning By-law Amendments (File No. OZS-2020-0038) for lands located at 2247, 2257, 2271 Mayfield Road.

Best regards and have a great afternoon!

Kenny Lamizana

Agent de Planification, Secteur de l'immobilisation, de l'entretien et de la planification
Planning Officer, Building, Maintenance and Planning Department
Conseil Scolaire Viamonde | 116 Cornelius Parkway, Toronto, ON M6L 2K5



De : Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>

Envoyé : 15 janvier 2021 11:08

À : Trisha Hughes (trisha.hughes@cvc.ca) <trisha.hughes@cvc.ca>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Gaurav Robert Rao <Gaurav.Rao@alecrautilities.com>; suzanne.blakeman@peelsb.com; nicole.hanson@peelsb.com; Koops, Krystina <krystina.koops@dpcdsb.org>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; planification <planification@csvgiamonde.ca>; circulations@mmm.ca; christopher.fearon@canadapost.ca; gtaw.newarea@rci.rogers.com; Municipal Planning <municipalplanning@enbridge.com>; rob.hughes@caledon.ca; carey.deGorter@caledon.ca

Cc : Katyal, Himanshu <Himanshu.Katyal@brampton.ca>

Objet : [EXTERNE] - OZS-2020-0038 Review : DUE FEB 15/2021

Good Morning,

Please find attached the **OZS-2020-0038** applicant submitted documents for **2247, 2257, 2271 Mayfield Road**.

If you have any concerns please contact Himanshu Katyal at Himanshu.Katyal@brampton.ca
Please note comments are due to Himanshu by **February 15, 2021**.

Thanks and have a great weekend!

Shawntelle Trdoslavic

Development Services Clerk

Planning, Building and Economic Development

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

shawntelle.trdoslavic@brampton.ca

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Katyal, Himanshu

From: Koops, Krystina <Krystina.Koops@dpcdsb.org>
Sent: 2021/01/19 10:40 AM
To: Katyal, Himanshu
Cc: nicole.hanson@peelsb.com; Fay, Lucy
Subject: [EXTERNAL]Comments OZS 2020-0038

**RE: Notice of Application and Request for Comments
Glen Schnarr & Associates Inc. – IMJ Keystone Holdings Inc.
2247, 2257 and 2271 Mayfield Road
South side of Mayfield Rd, west of McLaughlin Rd
OZS 2020-0038**

The Dufferin-Peel Catholic District School Board has reviewed the above-noted application and since the proposed development is for retirement/adult focused units, no students are anticipated from this development.

The Board has no comments or objection to the further processing of this application. However, should an alternative form of residential development be proposed, additional comments will be provided.

Regards,

Krystina Koops, MCIP, RPP

Planner - Planning Department
Dufferin-Peel Catholic District School Board
40 Matheson Boulevard West, Mississauga ON L5R 1C5
Tel: 905-890-0708 ext. 24407 | Email: krystina.koops@dpcdsb.org
Website: www.dpcdsb.org | Twitter: @DPCDSBSchools | YouTube: DPCDSBVideos

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December 31, 2021

City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
Att'n Xinyue Li:

Re: Application for Zoning by-Law Amendment – 2247, 2257, 2271 Mayfield Road Rev.1
COB File: OZS-2020-0038

Dear Xinyue:

We are in receipt of your request for comments regarding the above project. We respond as follows.

A/ The proposed location of the transformer cannot be guaranteed by Alectra Utilities Brampton. The transformer location will be finalized when Alectra completes designing the project. The applicant shall provide the required clearances and space for the transformer or switchgear according to Alectra Utilities Brampton standards.

B/ Please include as a condition of approval the following:

- Applicant shall grant all necessary aerial or underground easements, as may be required.
- Applicant shall observe all aerial and underground clearances as may be required.
- We supply one point of connection per legally severed lot. The designer will need to design this and any future additions from a single distribution point.
- The maximum transformation capacity supplied by Alectra Utilities Brampton is 3,000 kVA.

C/ The above comments are preliminary and does not guarantee a supply. If their application is approved, and this Customer wishes to proceed with their Hydro servicing, please advise the applicant to contact Alectra Utilities Brampton regarding permanent electrical supply to the site as soon as possible. Equipment delivery times may take up to 20-26 weeks.

D/ The Developer/Customer/Engineering Firm is strongly advised to consult Alectra Utilities Conditions of Service, as they must adhere to all the conditions. This can be found on our web site at <https://alectrautilities.com/conditions-service>.

E/ If there is any existing plant in the proposed location/area in the applicant's design, Alectra Utilities will not allow permanent structure over any such existing plant. If such a scenario exists, the property owner will be responsible for all costs associated with the relocation of the existing plant and must coordinate/consult with Alectra Utilities for the relocation of the plant. If Alectra Utilities determines that an easement is required, the property owner will be solely responsible for

Alectra Utilities Corporation

the full cost and expense for easement registration, obtaining and registering any required postponements and/or discharges and, the reference plan of survey.

I can be reached at 905-452-5541 if there are any questions.

Yours Truly,

Gaurav Rao
Supervisor, Distribution Design – ICI & Layouts
Alectra Utilities

Archived: 2023/03/22 8:23:46 PM

From: [Hughes, Trisha](#)

Sent: 2022/01/26 10:22:28 AM

To: [Li, Xinyue \(Jenny\)](#)

Cc: colinc@gsai.ca; megan.meldrum@peelregion.ca; [Kassar, Stavroula](#)

Subject: [EXTERNAL]RE: OZS-2020-0038 - 2247, 2257 and 2271 Mayfield Road

Sensitivity: Normal

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Hello Jenny,

CVC staff have had an opportunity to review the second submission for the above noted application, including the Draft Zoning By-law Amendment, Functional Servicing Report prepared by Urbantech (revised October 2021), Environmental Impact Assessment prepared by Kuntz Forestry Consulting Inc. (revised October 2021), and the Comment Matrix prepared by GSAI.

Based on our review, we have one follow-up comment at this stage:

1. The Comment Matrix (GSAI) noted that, "the draft Zoning By-law Amendment provides for a restrictive zoning category to be maintained for natural area lands". The Draft Zoning By-law Amendment provided shows the entire site proposed as R4A-XX. As per our previous comments, CVC staff recommend that the appropriate restrictive zoning be placed over all lands beyond the approved limit of development (natural heritage features and hazards) including buffers. Please clarify if the Draft Zoning By-law Amendment provided is the final version.

A CVC permit will be required for any development proposed within the regulated area. As such, CVC staff will continue to review the proposed development through the detailed design stage (e.g. site plan application). We will review and comment on the buffer restoration plans and detailed engineering plans (e.g., details about rainwater harvesting, design infiltration rate at the location of infiltration facility, details about LID components, engineering drawings, etc.) at that stage.

Should you have any questions regarding the above, please let us know.

Kind regards,

I'm working remotely. The best way to reach me is by email or mobile phone.

Trisha Hughes | [she/her/hers](#)

Planner, Planning and Development Services | Credit Valley Conservation

905-670-1615 ext 325 | M: 437-855-4056

trisha.hughes@cvc.ca | cvc.ca



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From: Hughes, Trisha

Public Works

10 Peel Centre Dr.
Suite A
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

December 02, 2022

Noel Cubacub
Planner III
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
noel.cubacub@brampton.ca

**RE: Region of Peel Comments
 Official Plan Amendment and Rezoning Application
 2247, 2257, and 2271 Mayfield Road
 PAI Realty Inc. and IMJ Keystone Holdings Inc.
 OZS-2020-0038
 Regional File: OZ-20-038B**

Dear Mr. Cubacub,

This letter follows Regional comment letter dated April 26, 2022. Region of Peel staff have reviewed the third formal submission for the above noted local official plan amendment and rezoning application to permit an 8-storey retirement residence consisting of 200 units and offer the following comments:

Prior to Official Plan Amendment and Rezoning Approval:

The following requirements shall be completed by the applicant to the satisfaction of the Region prior to official plan amendment and rezoning approval:

Regional Traffic Requirements

Access/Study Requirements

- Prior to official plan amendment and rezoning approval, the Region will require a satisfactory traffic impact study. The Region has reviewed the traffic impact study as part of the first submission (dated November 2020) prepared by Nextrans and finds it satisfactory.
 - The Region is satisfied with the proposed right-in/right-out (RI/RO) access and internal connection to the subdivision to the east. The Region will continue to work with the applicant regarding site access design for both the interim and ultimate road conditions as part of the ongoing Regional Capital Project.
- Please note the Region was satisfied with the access on Mayfield Road as RI/RO with the internal connection to the east subdivision. As communicated with the City of Brampton on March 8, 2022.

Property Requirements

- The Region requests the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 14 (Mayfield Road) which has a right of way of 55.5 metres, 27.25 metres from the centreline of the road

allowance, within 245 metres of intersections to protect for the provision of but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters. Right-of-way requirement is 50 meters of the remaining frontage along Mayfield Road, 25 meters measured from the centreline of Mayfield Road;

- The Region will require the gratuitous dedication of a 0.3 metre reserve along the frontage Regional Road 14 (Mayfield Road) behind the property line except at any approved access point;
- The applicant is required to gratuitously dedicate these lands to the Region, free and clear of all encumbrances. All costs associated with the transfer are the responsibility of the applicant. The applicant must provide the Region with the necessary title documents and reference plan(s) to confirm the Regions right-of-way;
- A draft reference plan will be required for our review and approval prior to the plans being deposited. All costs associated with preparation of plans and the transfer of the lands will be solely at the expense of the applicant.

Landscaping/Encroachments

- Landscaping, signs, fences, cranes, gateway features or any other encroachments are not permitted within the Region's easements and/or Right of Way limits.
- Cranes will not be permitted to swing over a Regional Road unless a crane swing license has been granted.

Engineering Requirements

- Functional and detailed design of the RI/RO access will be required for both interim and ultimate conditions. Additionally, truck turning templates are to be provided. Please contact Traffic when the design is initiated.
- An engineering submission of road and access works will be required for our review and comment, designed, stamped and signed by a Licensed Ontario Professional Engineer. The engineering submission MUST include the removals, new construction and grading, typical sections and pavement markings and signing drawings. All works within Region of Peel's right of way must be designed in accordance to the Public Works, "Design Criteria and Development Procedures Manual" and "Material Specifications and Standard Drawings Manual";
- The Owner shall submit to the Region a detailed cost estimate, stamped and signed by a Licensed Ontario Professional Engineer, of the proposed road and access works within the Regional right of way;
- Securities shall be submitted in the form of either a letter of credit or certified cheque, in the amount of 100% of the approved estimated cost of road and access works along Regional Road 14 (Mayfield Road);
- A 10.8% engineering and inspection fee shall be paid to the Region based on the approved estimated cost of road and access works (minimum \$1,724.41);
- The Owner will be required to submit the following prior to commencement of works within the Region's right-of-way:
- Completed Road Occupancy Permit and a permit fee as per the Region's user fees and charges By-law;
- Completed Notice to Commence Work;
- Provide proof of insurance with the Region of Peel added to the certificate as an additional insured with \$5 million minimum from the Contractor;

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca

- Please note that any proposed construction within the Region of Peel's right of way is pending PUCC approval (minimum six week process). Please note that PUCC circulation requirements have recently changed. We require PDF version of the full drawing set it is to be sent via email, and cannot exceed 10MB per email.
- All costs associated with the design and construction of road and access works will be 100% paid by the Owner.

The previous comment letter with the notes regarding the requirements and notes for future site plan submission can be provided upon request. If you have any questions or concerns, please contact me (Herman.Wessels@peelregion.ca 905.791.7800 X4209) at your earliest convenience.

Regards,

A handwritten signature in black ink, appearing to read 'H. Wessels'.

Herman Wessels
Intermediate Planner, Development Services
Region of Peel

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca

Archived: 2023/03/22 8:26:38 PM

From: [Hughes, Trisha](#)

Sent: 2022/02/23 4:48:49 PM

To: stephaniem@gsai.ca

Cc: [Kassar, Stavroula](#); [Li, Xinyue \(Jenny\)](#); colinc@gsai.ca

Subject: RE: [External] RE: OZS-2020-0038 - 2247, 2257 and 2271 Mayfield Road

Sensitivity: Normal

Hi Stephanie,

Thanks for following-up. The draft Zoning By-law amendment appears to show the natural heritage system, including buffers, in a restrictive zoning. As per City comments, we have no concerns with the Open Space (OS) zoning being used, as the floodplain should be contained in the NHS channel to the west (i.e. off-site).

I have no further comments on the proposed draft Zoning By-law Amendment.

Please let me know if you have any questions.

Kind regards,

I'm working remotely. The best way to reach me is by email or mobile phone.

Trisha Hughes | she/her/hers

Planner, Planning and Development Services | Credit Valley Conservation

905-670-1615 ext 325 | M: 437-855-4056

trisha.hughes@cvc.ca | cvc.ca



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From: Stephanie Matveeva <stephaniem@gsai.ca>

Sent: Wednesday, February 23, 2022 2:13 PM

To: Kassar, Stavroula <Stavroula.Kassar@brampton.ca>; Hughes, Trisha <trisha.hughes@cvc.ca>

Cc: Li, Xinyue (Jenny) <Xinyue.Li@brampton.ca>; Colin Chung <colinc@gsai.ca>

Subject: [External] RE: OZS-2020-0038 - 2247, 2257 and 2271 Mayfield Road

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Hi Stav, thank you for the comments. Trisha, if I may – can I receive your comments and agreement please?

Thank you and have a great day!

Stephanie Matveeva, MCIP, RPP | Associate

700 - 10 Kingsbridge Garden Circle

Mississauga, ON L5R 3K6

C: 416-456-5182

Public Works

10 Peel Centre Dr.
Suite B
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

March 15, 2023

Arjun Singh
Planner I
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Arjun.singh@brampton.ca

**RE: Region of Peel Clearance
Official Plan Amendment and Rezoning Application
2247, 2257, and 2271 Mayfield Road
PAI Realty Inc. and IMJ Keystone Holdings Inc.
City file: OZS-2020-0038
Regional File: OZ-20-038B**

Dear Arjun,

Region of Peel staff have reviewed the third formal submission (dated November 18, 2022) consisting of a site plan, transportation impact study and civil engineer letter, for the above noted local official plan amendment and rezoning application to permit an 8-storey retirement residence consisting of 200 units and do not object to this advancing to Council for their consideration.

Please note the Region requires circulation of the forthcoming site plan application where the following is required as requested in Regional Comments dated December 02, 2022:

- Prior to site plan approval, the gratuitous dedication of lands to meet the Regional Official Plan requirements on Mayfield Road (right of way of 55.5 metres, 27.25 metres from the centreline) and a 0.3m reserve along the frontage of Mayfield Road behind the property line is required. This must be confirmed through the deposit of a satisfactory draft reference showing land dedication plan prior to approval.
- Prior to site plan approval, a functional and detailed design of the right-in/right-out access will be required for both interim and ultimate conditions. Additionally, truck turning templates are to be provided. Please have the applicant contact regional Traffic staff when the design is initiated.

If you have any questions or concerns, please contact the undersigned at your earliest convenience at 905-791-7800 ext. 3558, or by email at: megan.meldrum@peelregion.ca

Best,



Megan Meldrum, MPL
Junior Planner, Planning and Development Services
Region of Peel

CC John Hardcastle (Region of Peel)

Public Works

10 Peel Centre Dr.
Suite B
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

April 18, 2023

Arjun Singh
Planner I
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Arjun.singh@brampton.ca

**RE: Region of Peel Clearance – REVISED
Official Plan Amendment and Rezoning Application
2247, 2257, and 2271 Mayfield Road
PAI Realty Inc. and IMJ Keystone Holdings Inc.
City file: OZS-2020-0038
Regional File: OZ-20-038B**

Dear Arjun,

This letter supersedes the letter dated March 15, 2023, issuing Region clearance for the advancement of the above noted official plan amendment and rezoning application to permit an 8-storey retirement residence consisting of 200 units.

Since issuance of the previous letter, Region staff have been requested by the City of Brampton to reconsider the proposed vehicular access for the above noted application on the basis that the right-in/right-out connection onto Mayfield Road is the only connection to the site and the proposed connection to Callaghan Court is removed. Please consider that this single access will increase vehicular activity on Mayfield Road and may result in cumulative impacts from a traffic volume and safety perspective. No TIS was provided for review outlining this changed designed.

The Region has considered the proposed exclusive right-in/right-out access and removal of the secondary access to Callahan Court. While the Region previously stated its opposition to this proposal, we have no objection to the application proposing this access configuration moving forward for Council consideration. In the forthcoming site plan application additional review may be required including the nature of restrictions.

If you have any questions or concerns, please contact the undersigned at your earliest convenience at 905-791-7800 ext. 3558, or by email at: megan.meldrum@peelregion.ca

Yours truly,



Megan Meldrum, MPL
Junior Planner
Planning and Development Services
Region of Peel

CC John Hardcastle (Region of Peel)
Hashim Hamdani (Region of Peel)
Yifan Shen (Region of Peel)
David Vanderberg (City of Brampton)

Public Works

10 Peel Centre Dr.
Suite B
Brampton, ON
L6T 4B9
tel: 905-791-7800

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